

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

*Janet Sayre Hoeft, Chair; Dale Weis, Vice-Chair; Don Carroll, Secretary;
Paul Hynek, First Alternate; Lloyd Zastrow, Second Alternate*

PUBLIC HEARING BEGINS AT **1:00 P.M.** ON MAY 14, 2015 IN ROOM 205, JEFFERSON COUNTY COURTHOUSE

CALL TO ORDER FOR BOARD MEMBERS IS AT 9:15 A.M. IN COURTHOUSE ROOM 203, PRIOR TO THE HEARING

SITE INSPECTION FOR BOARD MEMBERS LEAVES AT 9:30 A.M. FROM COURTHOUSE ROOM 203, PRIOR TO THE HEARING

1. **Call to Order-Room 203 at 9:15 a.m.**
2. **Roll Call**
3. **Certification of Compliance with Open Meetings Law Requirements**
4. **Review of Agenda**
5. **Approval of April 9, 2015 Meeting Minutes**
6. **Communications**
7. **Site Inspections – Beginning at 9:30 a.m. and Leaving from Room 203:**
 - V1457-15 – Warren J & Carol A Harrington, **W9501, W9497 & W9495 Lake Drive**, Town of Sumner
 - V1458-15 – Steven Plue, Rose Stella Estate Property, **Koshkonong Manor Road**, Town of Sumner
 - V1454-15 – Wausau Homes of Cottage Grove, David & Lorraine Peters Trust Property, **W8096 Park Lane**, Town of Lake Mills
 - V1455-15 – William & Renee Wesenberg, **N7084 Manske Road**, Town of Milford
 - V1453-15 – Dean & Susan Andersen, **N6534 County Road N**, Town of Aztalan
 - V1456-15 – Ekrem Idrizi, **W2346 Hanson Road**, Town of Sullivan
8. **Public Hearing – Beginning at 1:00 p.m. in Room 205**
9. **Explanation of Process by Board of Adjustment Chair**

NOTICE OF PUBLIC HEARING JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

NOTICE IS HEREBY GIVEN that the Jefferson County Zoning Board of Adjustment will conduct a public hearing at 1:00 p.m. on Thursday, May 14, 2015 in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. Matters to be heard are applications for variance from terms of the Jefferson County Zoning Ordinance. No variance may be granted which would have the effect of allowing in any district a use not permitted in that district. No variance may be granted which would have the effect of allowing a use of land or property which would violate state laws or administrative rules. Subject to the above limitations, variances may be granted where strict enforcement of the terms of the ordinance results in an unnecessary hardship and where a variance in the standards will allow the spirit of the ordinance to be observed, substantial justice to be accomplished and the public interest not violated. Based upon the findings of fact, the Board of Adjustment must conclude that: 1) Unnecessary hardship is present in that a literal enforcement of the terms of the ordinance would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome; 2) The hardship is due to unique physical limitations of the property rather than circumstances of the applicant; 3) The variance will not be contrary to the public interest as expressed by the purpose and intent of the zoning ordinance. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** There may be site inspections prior to public hearing which any interested parties may attend; decisions shall be rendered after public hearing on the following:

V1453-15 – Dean & Susan Andersen Trust: Variance from Sec. 11.03(d) of the Jefferson County Zoning Ordinance and Sec. 15.04(c) of the Land Division/Subdivision Ordinance to allow access to a new residence over an adjoining property. The site is at **N6522 County Road N** in the Town of Aztalan on PIN 002-0714-1143-000 (30 Acres) in an A-1, Exclusive Agricultural zone.

V1454-15 – Wausau Homes of Cottage Grove/David & Lorraine Peters Trust Property: Variance from Sec. 11.07(d)2 of the Jefferson County Zoning Ordinance to construct a residence at less than the required right-of-way and centerline setbacks of **County Road B and Park Lane**. The property is in the Town of Lake Mills on PIN 018-0713-0233-025 (0.709 Acre) in a Residential R-1 zone.

V1455-15 – William & Renee Wesenberg: Variance from Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance to allow reduction of the minimum side yard setback for a detached accessory structure. The property is in an A-1, Exclusive Agricultural zone at **N7084 Manske Road**, Town of Milford, on PIN 020-0714-0513-001 (1.07 Acre).

V1456-15 – Ekrem Idrizi: Variance from Sec. 11.04(f)8 to temporarily allow two principal structures in an A-3, Rural Residential zone while a replacement home is under construction. The site is at **W2346 Hanson Road** on PIN 026-0616-3024-003 (1.108 Acre) in the Town of Sullivan.

V1457-15-Warren & Carol Harrington: Variance from Sec. 11.09(e) of the Jefferson County Zoning Ordinance to allow separation of a substandard lot from contiguous lands under the same ownership. The lot is at **W9501 Lake Drive** in the Town of Sumner, on PIN 028-0513-1934-050 (0.186 Acre) in a Residential R-1 zone.

V1458-15 – Steven E Plue/Rose M Stella Estate Property: Variance from Sec. 11.03(f) of the Jefferson County Zoning Ordinance to allow an accessory use/structure without a principal use/structure. The site is on **Hilltop Road** in the Town of Sumner on PIN 028-0513-1613-002 (1.43 Acre) and is zoned Residential R-2.

10. Decisions on Above Petitions

11. Adjourn

If you have questions regarding these variances, please contact the Zoning Department at 920-674-7113 or 920-674-8638. Variance files referenced on this hearing notice may be viewed in Courthouse Room 201 between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountywi.gov.

The Board may discuss and/or take action on any item specifically listed on the agenda.

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so appropriate arrangements can be made.

A digital recording of the meeting will be available in the Zoning Department upon request.